

# \$530,000 - 31 Silvergrove Close Nw, Calgary

MLS® #A2247775

**\$530,000**

3 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.00 Acres

Silver Springs, Calgary, Alberta

Affordable and functional in this three-bedroom, two-story townhome that offers 2.5 bathrooms, a full basement, and an attached single garage – all in a well-designed layout that feels both spacious and inviting. Welcome to 31 Silvergrove Close NW – where affordability meets comfort in a fantastic community setting! The open-concept kitchen features a sit-up breakfast bar, raised oak cabinet doors, and an adjoining dining area perfect for hosting family and friends. Just off the welcoming front entrance, you'll find a convenient powder room and direct access to the garage. The cozy family room, accented by a gas fireplace, opens onto a private back deck – ideal for summer BBQs and relaxing evenings. Upstairs, you'll find three generous bedrooms, including a large primary suite with a four-piece ensuite and a spacious walk-in closet. The other two bedrooms share a full bathroom, making this home perfect for families or guests. The unspoiled basement offers endless possibilities – create a rec room, bedroom and/or entertainment space tailored to your lifestyle. Located just steps from shopping, restaurants, parks, and pathways, with easy access to the CTrain for commuting to the University of Calgary or downtown. Vacant and ready for quick possession – don't miss your chance to own in this desirable Silver Springs location! And a quick possession is available.

Built in 1994



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2247775      |
| Price          | \$530,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,386         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31 Silvergrove Close Nw |
| Subdivision | Silver Springs          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3B 5R4                 |

## Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Trash                                                                                                                  |
| Utilities      | Cable Available, Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                                    |
| Parking        | Driveway, Single Garage Attached                                                                                                     |
| # of Garages   | 1                                                                                                                                    |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |

|              |                  |
|--------------|------------------|
| Fireplaces   | Family Room, Gas |
| Has Basement | Yes              |
| Basement     | Full             |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony                                  |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 66                |
| Zoning         | M-CG d30          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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